

MAYOR BILL BRIARE
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GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 20, 1984

ANDRE ROCHAT, ET AL
401 South 6th Street
Las Vegas, Nevada 89101

Dear Mr. Rochat:

RE: V-123-84

Your request for a Variance to allow the following:

1. An addition to an existing restaurant to extend to the north side property line where a 5' setback is required.
2. A patron parking lot in an R-3 Zone, which is not permitted.
3. 46 parking spaces where 55 are required for the restaurant.

was considered by the Board of Zoning Adjustment at its regular meeting on November 15, 1984. The above request is on property located at 401 South Sixth Street in Zoning District R-4, and 408 South Seventh Street in Zoning District R-3.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Recording of Vacation action - VAC-11-81.
2. Close the existing driveway on Lewis Avenue and pave the alley as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
3. Approval of an encroachment agreement for the installation and maintenance of landscaping in the right-of-way of 7th Street and Lewis Avenue as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
4. Conformance to the plot plan and elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and

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underground sprinkler system shall be cause for revocation of a business license.

6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.


This action by the Board of Zoning Adjustment on November 15, 1984 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of this letter.

Building permits or business licenses cannot be acted upon until after the fourteen-day review period has elapsed or after the required hearing on any appeal or review.

An approved variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six-month time limit.

Sincerely,

DEPARTMENT OF COMMUNITY
PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:jcd

cc: City Clerk
LD & FC
Design & Dev.

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